



**1997 UBC**

**BUILDING CODE AMENDMENTS**

**Ordinance No. 3096**

effective March 20, 1998

**PLANNING AND DEVELOPMENT  
DEPARTMENT**

## ORDINANCE NO. 3096

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING CHAPTER 31, ARTICLE III OF THE SCOTTSDALE REVISED CODE, RELATING TO THE BUILDING CODE, ADOPTING THE 1997 EDITION OF THE UNIFORM BUILDING CODE, VOLUME 1, 2 & 3, INCLUDING APPENDICES AND ADOPTING REVISIONS THERETO.

BE IT ORDAINED by the City Council of the City of Scottsdale, Arizona, as follows:

Section 1. Section 31-31 of the Scottsdale Revised Code is hereby repealed and replaced by a new Section 31-31, which shall read as follows:

### **Sec. 31-31. Adoption.**

The Uniform Building Code, 1997 Edition, Volumes 1, 2, & 3, as published by the International Conference of Building Officials is adopted by reference and shall be the building code of the city. Three (3) copies of same shall at all times remain in the office of the city clerk and be open to inspection.

(Code 1972, s. 5-101(A), (B))

Charter reference-Adoption by reference, art. 7, s. 12.

State law reference-Adoption by reference, A.R.S. s. 9-801 et seq.

Section 2. Section 31-32 of the Scottsdale Revised Code is hereby repealed and replaced by a new Section 31-32, which shall read as follows:

### **Sec. 31-32. Amendments.**

The building code adopted by section 31-31 is amended in the following respects:

Section 101.3, Scope, is amended by adding the following paragraph:

"Where there is a conflict between a requirement of this code and a requirement of the Fire Code or Zoning Ordinance, the most restrictive shall govern."

Section 104.2.2, Deputies, is amended to read:

"104.2.2 Deputies. In accordance with prescribed procedures and with the approval of the appointing authority, the building official may appoint such number of technical officers and inspectors and other employees as shall be authorized from time to time. The building official may deputize such inspectors or employees as may be necessary to carry out the functions of the code enforcement agency. For the purpose of maintenance related inspections pertaining to Appendix Chapter 4, Division I, "Barriers for Swimming Pools, Spas, and Tubs", the Code

Enforcement Unit of the Planning & Development Department shall have the authority to carry out the functions of code enforcement.”

Section 104.2.7, Modifications, is amended to read:

"104.2.7 - Variance.

“104.2.7.1 General. Whenever there are unusual or unreasonable difficulties owing to circumstances unique to an individual property and resulting from a literal interpretation of this code, the building official may grant a variance for an individual case, provided he or she shall first find that a special individual reason makes the strict letter of this code impractical and that the variance is in conformity with the intent and purpose of this code and that such modification does not lessen any life-safety requirement, any fire-protection requirements or any degree of structural integrity. A variance shall be property specific and granted only on projects that have a building permit or pending permit application.

"104.2.7.2 Staff Variance Procedure. Requests for a variance of code requirements shall be made in writing on a form provided by the building official. The applicant is responsible for providing all information, calculations, or other data necessary to substantiate each request for a variance. The building official shall approve, approve with stipulations, or deny such applications based upon the substantiating data submitted and the building official's determination that the variance does or does not result in substantial compliance with the intent of this code. In deciding each case, the building official may consider or require alternative methods or systems to be used in compensation for the particular code provision to be modified. The details of any action granting variances shall be recorded and entered in the files of the department.

"104.2.7.3 Appeals. Any person dissatisfied with a formal order, decision, or determination made by the Building Official may request a hearing by the Building Advisory Board of Appeals. Appeals shall be made in writing on a form provided by the building official and shall be accompanied by a non-refundable fee as set forth in Table 3-a of this code (see Section 105 of this code and Chapter 31, Article II of the Scottsdale Revised Code)."

Section 105.2, Board of Appeals, is amended to read:

“105.2 Limitation of Authority. The Building Advisory Board of Appeals shall have no authority relative to interpretation of the administrative provisions of this code nor shall the board be empowered to waive requirements of this code. Appeal cases appearing before the Building Advisory Board of Appeals shall be property specific and relate to projects having a building permit, pending permit application or a written violation notice.

Section 106.2, Permits, is amended to read:

“106.2 Work Exempt from Permit. A building permit shall not be required for the following:

- "1. One-story detached accessory buildings used as tool and storage sheds, playhouses, and similar uses, provided the projected roof area does not exceed 120 square feet.
- "2. Fences not over 6 3 feet high.
- "3. Oil derricks.
- "4. Movable cases, counters, and partitions not over 5 feet 9 inches high.
- "5. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
- "6. Platforms, walks, and driveways not more than 30 inches above grade and not over any basement or story below.
- "7. Painting, papering, and similar finish work.
- "8. Temporary motion picture, television, and theater stage sets and scenery.
- "9. Window awnings supported by an exterior wall of Group R, Division 3, and Group M Occupancies when projecting not more than 54 inches.

"Unless otherwise exempted, separate plumbing, electrical, and mechanical permits will be required for the above-exempted items.

"Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction."

Section 106.3.3, Information on plans and specifications, second paragraph, is amended to read:

Plans for buildings shall indicate how required structural and fire- resistive integrity will be maintained where penetrations will be made for electrical, mechanical, plumbing and communication conduits, pipes and similar systems.

Section 106.3.3, Information on plans and specifications, is amended by adding a third paragraph:

"Plans shall include building code data on the cover sheet or site plan consisting of occupancy group, type of construction, floor area, height and number of stories, and occupant load(s)."

Section 106.3.3.1, Truss Design, is added to read:

"Truss Design. All trusses shall be engineered by an engineer licensed in the State of Arizona. All truss design submittals shall contain the following information:

- "1. Summation of component dead and live loads for top and bottom chords.
- "2. Species of lumber.
- "3. Sealed and signed by an engineer licensed in Arizona. Seal shall be dated within latest adopted code.
- "4. Keyed to framing plans. Verify that all truss configurations have correct bearing conditions, pitches, and loadings.

"A waiver of the above requirements may be permitted on projects whose structural components are designed by a licensed engineer or architect. Application shall be made on

a truss waiver form provided by the Building Official and shall be signed by the owner and licensed professional in charge of the structural design who sealed the structural drawings of the project."

Section 106.3.6, Standard Plans, is added to read:

"106.3.6 Standard Plans. As used in this code, the term "plan" means a single family residential construction plan used two or more times in a given subdivision. A standard plan may include optional features that are ancillary to the base plan.

"Subsequent to approval, all plan modifications involving options or revisions shall be submitted for review as required for new submittals. All changes shall be clearly identified by the use of clouded symbols, deltas, or other appropriate means. The review fee will be charged hourly in accordance with Table 1-A of this code.

"If changes involve extensive modifications or, in the Building Officials' judgment, are not adequately defined, the revised plans will be charged a full plan check fee."

Section 106.4.4, Permits, is amended to read:

"106.4.4 Expiration. Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. 'Work in Progress Inspections' will be performed, on request, when evidence of continuing activity is needed. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefore shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work.

"Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The Building Official or Building Inspection Manager may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken.

Section 107.2, Permit Fees, is amended to read:

"107.2 Permit Fees. The fee for each permit shall be as set forth in Table No. 1-A.

The determination of value or valuation under any of the provisions of this code shall be made by the building official, determined by the use of the latest "Building Valuation Data" table as published by the International Conference of Building Officials (ICBO) in the latest publication of "Building Standards" magazine. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire- extinguishing systems and any other permanent equipment

"Valuation for tenant improvements projects involving interior alterations or repairs shall be determined by using 30% of the unit cost in the "Building Valuation Data" table or by the construction bid, notarized by the general contractor."

Section 107.3, Plan Review Fees, is amended to read:

"107.3 Plan Review Fees. When a plan or other data is required to be submitted by 106.3.2, a plan review shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be as shown in Table No. 1-A.

"Plan review fees for standard plans for Group R, Division 3 occupancies shall also include TWENTY-SEVEN DOLLARS (\$27.00) for each additional exterior design elevation. A maximum of five (5) additional exterior design elevations shall be included with a plan for the same building plan review. Additional elevations may be submitted with a separate plan.

"Where plans are incomplete, or changed so as to require additional plan review, as in the case of foundation or structural changes, an additional plan review fee shall be charged at the rate shown in Table No. 1-A."

Section 107.4, Expiration of Plan Review, is amended to read:

"107.4 Expiration of Plan Review. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not exceeding 180 days on request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay an additional minimum hourly plan review fee."

Section 107.5, Work without a Permit, is amended to read:

"107.5 Work Without a Permit.

"107.5.1 General. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, plans and specifications shall be submitted for review before a permit may be issued for such work.

"107.5.2 Assessment Of Construction Required. It is the responsibility of the owner to have an independent assessment of as-built construction conducted by an Arizona licensed engineer or architect to determine compliance with city code and ordinance requirements.

"107.5.3 Fee. A penalty fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The penalty fee shall be equal to the amount of the permit fee as specified in Table 1-A.

"The payment of such penalty fee shall not exempt any person from compliance with all other provisions of this code nor from any other penalty prescribed by law."

Table No. 1-A is amended to read:

"Table No. 1-A Building, Plumbing, Electrical, and Permit Fees for Each Building

<u>"Description of Occupancy</u>	<u>Plan Check Fee</u>	<u>"Single Permit - Combination Building, Electrical, Mechanical, &amp; Plumbing Permit</u>
"Dwellings, apartment houses, condominiums, banks, churches, hospitals, hotels, motels, offices, restaurants, schools, service stations, stores, theaters, swimming pools	\$0.18 per square foot \$38.00 min./residential \$38.00 min./commercial	\$0.36 per square foot \$72.00 minimum)
"Garages (public & private), industrial plants, patio covers, warehouses, carports	Shall be charged at one-half of above fees except for minimums	Shall be charged at one-half of above fees except for minimums
"Fences	\$0.06 per lineal foot (\$8.00 minimum)	\$0.09 per lineal foot (\$18.00 minimum)

"Notes to Table 1-A

"For commercial building 'shell only' plan checking or permits, pay seventy-five (75) percent of calculated fee.

"For commercial building 'interior only' plan checking or permits, pay minimum fee listed or thirty (30) percent of calculated fee, whichever is higher.

"For commercial buildings 'foundation only' plan checking or permit including underground plumbing, electrical and mechanical work, pay fifteen (15) percent of calculated fee plus SIXTY-ONE DOLLARS (\$61.00) FOR PHASED PROJECT ADMINISTRATIVE COSTS. For subsequent 'structure only,' 'shell exclusive of structure' and 'interior only,' plan checking or permits, pay twenty-five (25) percent, thirty-five (35) percent and thirty (30) percent of calculated fees, respectively.

"For apartment buildings and condominiums with four (4) units or more and recurring floor plans, pay fifty (50) percent of calculated plan check fee for zero (0) to one hundred thousand (100,000) square feet of residential floor area and twenty-five (25) percent of calculated fee for any residential square footage in excess of one hundred thousand (100,000) square feet. Group R, Division 1 townhouses or townhouse condominiums shall pay the same as apartment buildings and condominiums except that the building official may designate the townhouse or townhouse condominium plan to be a standard plan when all exterior fire walls are exact duplicates.

"For single trade permits, pay seventy (70) percent of calculated fee for building permits and ten (10) percent of calculated each for electrical, plumbing and mechanical permits, THIRTEEN DOLLARS (\$13.00) minimum for each.

"The following schedule of permit fees cover work in residential, commercial and industrial properties for alterations and additions when combined electrical, mechanical, plumbing, and building construction costs have a combined total value of less than one thousand fifty dollars (\$1,050.00) in labor and material estimates.

"Combination building, electrical, mechanical and plumbing permit fee is sixty-eight dollars (\$68.00).

"Building permit fee	\$19.00
"Electrical permit fee	\$19.00
"Plumbing permit fee	\$19.00
"Mechanical permit fee	\$19.00
"Plan check fee, per hour	\$38.00

"If the alteration or addition construction costs exceed one thousand fifty dollars (\$1,050.00), the fees set forth therein in Table 1-A shall apply. Building demolition permit fees shall be NINETEEN DOLLARS (\$19.00)

"The following is applicable to electrical permit fees

"(a) Electrical sign permit fees shall be. NINETEEN DOLLARS (\$19.00).

"(b) Temporary wiring used for construction purposes shall require a permit fee of NINETEEN DOLLARS (\$19.00).

"(c) Temporary power pole fee shall be NINETEEN DOLLARS (\$19.00).

"(d) The fee for a change of location or replacement of equipment on the same premises shall be the same as for a new installation.

"(e) No fee shall be charged for spare circuit breakers or fuses which have no wiring connected to the load side.

"(f) See Section 110 for temporary electrical clearance deposit.

"Other building fees:

- "1. Inspections outside of normal business hours,  
per hour (minimum 2 hour fee). ..... \$38.00.
- "2. Reinspection fee assessed under provisions of Section 108.8, per hour \$38.00.



3. Inspection for which no fee is specifically (minimum charge one-hour),  
per hour .....\$38.00.
- "4. Additional plan review required by changes, additions or revisions to approved plans  
(minimum charge one-hour), per hour ..... \$38.00.
- "5. Building permit application fee for standard plans shall be fifteen (15) percent of the original  
plan review fee. (See Sec. 48-23 of the Scottsdale Revised Code.)
- "6. Application fee for Building Advisory Board of Appeals (non-refundable)  
"(a) Single Family Residential (Owner-occupied only) ..... \$22.00.  
"(b) Commercial ..... \$56.00.
- "7. Finish floor survey fee of one hundred twenty-one dollars (\$121.00) shall be charged for all  
new residential, commercial, and industrial buildings."
- "8. Additional plan review fee for plans not meeting code and ordinance requirements after the  
3<sup>rd</sup> review (when determined by the building official to be due to designers' lack of  
effort).....50% OF PLAN REVIEW FEE.
9. Expedited review (by each discipline required to review project)  
PER HOUR.....\$100.00

#### SIGN FEES:

THESE FEES SUPERSEDE AND REPLACE FEES LISTED IN PREVIOUS ZONING ORDINANCES.

<u>AREA OF SIGN</u>	<u>PLAN CHECK</u>	<u>PERMIT</u>
0-10 SQFT	\$27.00	\$69.00
11-20 SQFT	\$27.00	\$160.00
21-30 SQFT	\$56.00	\$221.00
31-50 SQFT	\$83.00	\$303.00
GRAND OPENING		\$22.00
INDIVIDUAL WITH DR APPROVAL		\$132.00
NEW MASTER SIGN PROGRAM		\$166.00
AMENDMENT OR EXCEPTION TO EXISTING MSP		\$83.00
TEMPORARY WEEKEND SUBDIVISION / CONDO		
DIRECTION SIGN PROGRAM - <u>ANNUAL FEE</u>		\$132.00

Section 108.5.5 is amended by adding the following exception:

"EXCEPTION: Inspections are not required when lath and / or gypsum board is not a part of shear wall or fire resistive construction."

Section 108.9, Suspension of Inspections, is added to read:

"108.9 Suspension Of Inspections. Upon written request from another city department regarding violation of city adopted requirements in connection with a construction project for which a permit holder has received a building permit or permits, the Building Inspection Manager shall immediately cease and desist from making the inspections required under this section until such time the department provides notification that the violation has been resolved."

Section 109.1, Certificate of Occupancy, is amended by revising the exception to read:

"EXCEPTION: Group U Occupancies."

Section 109.4, Temporary Certificate, is amended to read:

"109.4 Temporary Certificate of Occupancy. If the Building Official or Building Inspection Manager finds no substantial hazard will result from occupancy of any building or portion thereof before the same is completed, a temporary certificate of occupancy may be issued for the use of a portion or portions of a building or structure prior to the completion of the entire building or structure provided the applicant agrees that:

- "1. When construction is complete, final inspection will be requested and a certificate of occupancy issued.
- "2. The Temporary Certificate of Occupancy clearance will automatically expire after 180 days. The Building Inspection Manager may extend the time upon written request by the permittee, showing that circumstances beyond the control of the permittee, have prevented the completion of the project.
- "3. It is the responsibility of the applicant to complete any required work prior to the expiration date of the temporary certificate of occupancy and call for a final inspection.
- "4. The Building Inspection Manager may request the utility company to de-energize power, if required work is not completed on or before the expiration date of the temporary certificate of occupancy.
- "5. Neither the City of Scottsdale nor the utility company will be held liable for any damages or delays, for de-energization of power.

"Applicant must be the owner or authorized agent. If the owner is not available to provide signature on the application for temporary certificate of occupancy, then the owner shall provide a letter on company letterhead or notarized letter of authorization stating the name of person authorized to act on owner's or company's behalf. Refunds will be paid only to the owner/company listed above.

"For each Temporary Certificate of Occupancy issued, there will be required a refundable cash deposit or irrevocable letter of credit acceptable to the Inspection Services Director or City Attorney, paid to the city of Scottsdale to assure compliance to code and ordinance requirements. The amount of the cash deposit will be the same as the cost of a combination building, electrical, mechanical and plumbing permit fee as specified in Table 1-A or one thousand dollars (\$1,000.00), whichever is greater. For single family residential projects, the deposit shall be the same as the cost of a combination permit, or one thousand dollars (\$1,000.00), whichever is less."

Section 109.5, Posting of Certificate of Occupancy, is amended by adding the following exception:

"EXCEPTION: Group R, Division 3 Occupancies"

Section 110, Temporary Electrical Clearance, is added to read:

"SECTION 110 - TEMPORARY ELECTRICAL CLEARANCE

"Sec. 110.1 Temporary Electrical Clearance Set In Permanent Position On Wall Of Building. During construction, the Building Inspection Manager may issue a temporary electrical clearance for the purpose of providing lighting or for providing power to test equipment provided that the applicant agrees that:

- "1. This clearance will not be construed as permission to occupy or use the premises in any other way than to complete construction and performance tests.
- "2. When construction is complete, final inspections will be requested and a certificate of occupancy issued.
- "3. The clearance will automatically expire after 180 days, at which time the power will be de-energized. The Building Inspection Manager may extend the time upon written request by the permittee, showing that circumstances beyond the control of the permittee have prevented the completion of the project.
- "4. It is the responsibility of the applicant to complete any required work prior to the expiration date of the temporary electrical clearance and call for required inspections
- "5. The Building Inspection Manager may request the utility company to de-energize power at any time, when in the opinion of the Building Inspection Manager, the energized system is used for purposes other than stated above.
- "6. Neither the City of Scottsdale nor the utility company will be held liable for any damages caused by the de-energization of power for the reasons stated.

"Applicant must be the owner or authorized agent. If the owner is not available to provide signature on the application for temporary electrical clearance, then the owner shall provide a letter on company letterhead or notarized letter of authorization stating the name of person authorized to act on owner's or company's behalf. Refunds will be paid only to the owner/company listed above.

"For each Temporary Electrical Clearance issued, there will be required a refundable cash deposit or irrevocable letter of credit acceptable to the Inspection Services Director or City Attorney, paid to the City of Scottsdale to assure the building is not occupied when power is being provided by a temporary electrical clearance. If the project is occupied, the deposit shall be forfeited and the power de-energized. The amount of the cash deposit will be the same as the cost of a combination building, electrical, mechanical, and plumbing permit fee, as specified in Table 1-A or one thousand dollars (\$1,000.00) whichever is greater. For single family residential projects, the deposit shall be the same as the cost of a combination permit or one thousand dollars (\$1,000.00), whichever is less

"110.2 Temporary Power Pole for Construction Purpose. The requirements for a temporary power pole are as specified in the Electrical Code for the City of Scottsdale. Fees are as specified in Table 1-A."

Section 111, Construction Activity, is added to read:

## “Section 111 - Construction Activity

“111.1 Working Hours. All building construction and associated work on private property shall not commence prior to one-half hour before sun-rise nor continue after sun-down. The record of the National Weather Service shall be used to determine the official time of these occurrences. Construction activity shall include any work requiring the use of manually operated or power assisted tools or equipment and vehicles used to excavate, erect or deliver materials associated with construction. The Building Inspection Unit will issue a “stop work order” for all construction activity outside of the above prescribed time period.

“The Building Official or Building Inspection Manager may upon written request grant a variance from these times if just cause can be shown that work must be done outside the prescribed time period. The variance shall state the permit number, address, type of work, time period of the work and the duration of the variance. The party requesting the variance shall be responsible for notifying the adjacent property owners of intended work and duration of time.

“These provisions are not intended to limit construction activity or construction related noises between sun-rise and sun-down.

“111.2 Dust, Dirt And Debris Control. It shall be the responsibility of the property owner, the owner’s appointed representative or contractor to control dust, dirt or debris created by construction in accordance with this section.

“Provisions shall be made to keep the public way and all adjoining properties free of construction dirt, dust and debris created by workers or construction related vehicles. Dust may be controlled by providing a water truck during any portion of construction when dust is created, to keep all dirt sufficiently wet in order to minimize airborne dust. Dirt that has fallen into the public way or onto any adjacent property shall be immediately swept clean. Construction debris such as trash or scrap building materials, being blown or deposited into the public way or onto any adjacent property shall be immediately removed. An area on the construction site shall be provided where debris such as trash or scrap building materials can be stored until such material can be safely removed from the site.

“When a complaint is received by the city regarding dirt, dust or debris associated with a construction site, the building inspection unit shall notify the property owner, appointed representative or contractor of the violation and issue a compliance notice stating the time period that the dirt, dust or debris must be removed. Non-compliance will result in the suspension of inspections at the construction site until the notice is complied with. The city shall not be held responsible for construction delays caused by non-compliance with these requirements.”

Section 112, Registered Facilities, is added to read

## "SECTION 112 - REGISTERED FACILITIES

"112.1 Definition. For the purpose of this code, a registered facility is a firm, corporation, or political entity engaged in manufacturing, processing, or servicing which requires specialized facilities, utilities, and equipment to the extent that the facility maintains full-time personnel for the operation and maintenance of such facilities, utilities, and equipment and when such facility has complied with all the provisions of this section. A registered facility shall include industrial plants and health care facilities involved in the aforementioned activities. A registered facility shall not include retail operations.

"112.2 Scope. Registered facilities are exempt from Section 106 permits, for work regulated by this code when such work does not increase the floor area, height, or change the occupancy use, and is performed on existing buildings, structures, and associated utilities. This exemption is limited to buildings owned and/or leased, and under the direct control of the holder of the registration. The facility registration is not transferable and shall not be construed to waive any other provisions of this code.

"The valuation of all work shall include costs for labor and material for architectural, structural, electrical, plumbing, and mechanical work. Contractor's profit should not be omitted.

"112.3 Qualifications. In addition to meeting the general definitions above, a registered facility shall have in its employ an engineer registered in the State of Arizona who shall be responsible for complying with the substantive provisions of this code.

"112.4 Application and Fee. Every applicant for facility registration shall file an application along with an application fee. The fee shall be based on the estimated valuation of work to be performed within a twelve-month period, as follows

ESTIMATED VALUATION	FEE
Up to \$100,000	\$ 1,000
\$100,001 to \$300,000	\$ 2,000
Over \$300,000	\$ 3,000

"If the actual valuation exceeds the limitation within the twelve-month period, as set forth above, the registrant will be required to adjust his fee accordingly.

"The building official shall review the application and notify the applicant accordingly. If the application is disapproved, the fee shall be refundable and the applicant may appeal from such decision to the Building Advisory Board of Appeals.

"112.5 Registration Renewal. Registrations shall be renewed each year by payment of the appropriate fee on or before December 31. Any work performed after December 31 without renewal or permits and inspections shall be a violation of this code.

"112.6 Validity of Registration. Registration shall be valid only as long as the named engineer remains in the employ of the registrant in an active and full time capacity. If the registered engineer should leave the employ of the registrant, the registration shall be suspended until another registered engineer is assigned the responsibility for work done under the registration. The registrant shall notify the building official immediately and call for inspection of any work in progress in accordance with Section 305. Before any new work commences while registration is invalid or suspended, permit and inspections shall be obtained pursuant to this chapter.

"112.7 Revocation of Registration.

"112.7.1 Authority. The building official may suspend or revoke a registration when the registrant fails to comply with any of the registration responsibilities or for violation of any provision of this code.

"112.7.2. Procedure. When the building official deems that the registration shall be suspended or revoked, the procedure shall be as follows:

- "1. The registrant shall be notified in writing by certified mail at least seven days prior to suspension or revocation.
- "2. Upon receipt of the notice, the registrant may request a hearing. Such request shall be in writing to the building official within seven days of receipt of notice.
- "3. If a hearing is requested by the registrant, the building official shall set a time, date, and place and so notify the registrant.
- "4. When a hearing is conducted, the registrant and other interested parties may be in attendance. Upon completion of the hearing, the building official shall take all evidence submitted under advisement and shall notify the registrant of his findings in writing by mail.
- "5. If the decision rendered by the building official is adverse to the registrant, the registrant may appeal to the Building Advisory Board of Appeals within 30 days after notice of ruling.

"112.8 Work Report and Inspections. A report of all work done under the facility registration shall be prepared by the registered engineer and submitted monthly to the building official together with plans and valuation of alterations to facilities covered under the code. The report shall be signed and sealed by the registrant and submitted even during months of inactivity.

"Plans submitted pursuant to this section may be reviewed and inspection of the work conducted by the building official or authorized representatives as set forth in this code, provided, however, that work may proceed without inspection pursuant to this section. The registrant may request a plan review or inspection of any work performed under this section without payment of additional fees.

"EXCEPTION: Work reports need not be submitted for the following:

- "1. Installation of machines, equipment, and processes related to production or testing;
- "2. Repair of electrical, plumbing, or mechanical systems;
- "3. Movable cases, counters, and partitions not over 5 feet 9 inches high."

Section 113, Fire Damaged Property, is added to read:

"SECTION 113 - FIRE DAMAGED PROPERTY.

"113.1 Assessment Required. When the structural wood components of buildings have been charred, it is the responsibility of the owner to acquire an assessment of structural damage from a registered engineer or architect. The city can not provide an assessment of fire damaged property.

"In every instance, a building permit will be required when building components, including electrical, plumbing, and mechanical systems are replaced. A plan will be required showing all structural and non-structural building components that are refurbished.

"Structural calculations, including engineered truss design by an approved manufacturer, will be required for all structural replacements or modifications. All truss designs shall be keyed to

the roof framing plan. There will be times when the owner may be required to furnish calculations to substantiate the adequacy of charred or damaged structural framing. In computing the effective section modulus, the charred wood and 1/4 inch depth below the char shall be discounted. In addition, testing may be required for damaged masonry and structural steel.

"When additions, alterations, or repairs within a twelve month period exceed fifty (50) percent of the existing building value, such building shall be made to conform to the requirements for new buildings.

"EXCEPTION: Such building or structure shall be equipped with an approved fire sprinkler system when the work exceeds ten (10) percent of the value of an existing building of assembly use or twenty-five (25) percent of the value of an existing building or structure of other occupancies within a twelve month period."

Section 114, Protection for Shafts, Pits and Excavations, is added to read:

#### SECTION 114 - PROTECTION FOR SHAFTS, PITS AND EXCAVATIONS

"114.1 Protection Required. Every person owning or having charge of land upon which is located any abandoned swimming pool or any abandoned mining shaft, test hole, well, pit, or similar excavation which exceeds six (6) feet in any lateral dimension and three (3) feet in depth shall cover, fence securely, or provide some equivalent protection for the hazard and keep it so protected.

"The enclosure required in Appendix Chapter 4, Division I for swimming pools shall be considered to meet the requirements for minimum equivalent protection."

Section 217 is amended by adding the following definition:

"Projection is a cornice, eave overhang, exterior balcony, or similar architectural appendage extending beyond the exterior wall of a building or structure supported from the ground."

Section 224 is amended by revising the following definition:

"Weather-Exposed Surfaces are all surfaces of walls, ceilings, floors, roofs, soffits, and similar surfaces exposed to the weather.

Section 302.4, Fire Ratings for Occupancy Separations, is amended by adding the following subparagraph to exception No. 3:

"a. Fire resistive construction need not be provided in single-family residences when the entire building is equipped with an approved automatic sprinkler system and smoke detectors are installed in accordance with Section 310. A hollow core door will be permitted in lieu of the solid core door. All doors at this occupancy separation wall shall remain self-closing and tight-fitting with gasketed jambs and sweep at bottom. Windows shall be permitted when fixed and the sum of the area of such openings does not exceed 50 percent of the total area of the common wall area."

Section 310.2.2, Requirements for Group R Occupancies, is amended to read:

In unsprinklered buildings walls and floors separating dwelling units in the same building, or guest rooms in Group R, Division 1 hotel occupancies, shall not be of less than one-hour fire-resistive construction.

Unsprinklered buildings of Group R, Division 1 Occupancies more than two stories in height or having more than 3,000 square feet (279 m<sup>2</sup>) of floor area above the first story shall not be of less than one-hour fire- resistive construction throughout, except as provided in Section 601.5.2.2

"310.2.2 Special Provisions. Storage or laundry rooms that are within Group R, Division 1 occupancies that are used in common by tenants shall be separated from the rest of the building by not less than one-hour fire-resistive occupancy separation.

"For Group R, Division 1 occupancies with a Group S, Division 3 parking garage in the basement or first floor, see Section 311.2.2.

"For attic space partitions and draft stops, see Section 708."

Section 310.4, Access and Exit Facilities and Emergency Escapes, is amended by adding the following exception:

"2. Wine cellars and other dedicated storage rooms, built as storage basements of dwelling units, which have less than 300 square feet (27.87 m<sup>2</sup>) of floor area, are not required to have an emergency escape or rescue window. These must be single rooms and must have permanent shelving or other acceptable storage accommodations installed with the dwelling construction. A smoke detector connected to the dwelling unit smoke detection system must be installed in the basement."

Section 310.9.1.4, Smoke Detectors, is amended by adding the following paragraph to read:

"310.9.1.4.1 Location within dwelling units with automatic fire extinguishing sprinkler systems throughout. In dwelling units, a detector shall be installed at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level, except that when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the opening into the hallway by 24 inches (610 mm) or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located."

Section 310.10, Fire Alarm Systems, is amended by deleting "manual and" in the first sentence.

Section 310.11, heating, is amended to read:

"310.11 Heating and Cooling. Dwelling units, guest rooms and congregate residences shall be provided with heating and cooling facilities capable of maintaining a room temperature at a point 3 feet above the floor between 68 F and 80 F in all habitable rooms."

Section 312.2.2, paragraph 3., Special area provisions, Requirements for Group U Occupancies, is added to read:

"3. Carports for other than single family residential use which are open on all sides and constructed entirely of noncombustible materials except for an approved fascia, shall not exceed three thousand (3,000) square feet and shall be located no closer than three (3) feet to an adjacent property line nor closer than six (6) feet to the furthest projecting element of a building



or structure. The edge of the carport roof shall be used to measure the distance to property lines, buildings, and projecting elements of buildings or structures."

Section 508, Fire Resistive Substitution, is amended to read:

"SECTION 508 - FIRE-RESISTIVE SUBSTITUTION

When an approved automatic sprinkler system is not required throughout a building by other sections of this code, prior to amendments, it may be used in a building of Type II One-hour, Type III One-hour and Type V One-hour construction to substitute for the one-hour fire-resistive construction. Such substitution shall not waive or reduce the required fire-resistive construction for:

- "1. Occupancy separation (Section 302.3).
- "2. Exterior wall protection due to proximity of property lines (Section 503.2).
- "3. Area separations (Section 504.6).
- "4. Shaft enclosures (Section 711).
- "5. Corridors (Sections 1005.7 and 1005.8).
- "6. Stair enclosures (Section 1009).
- "7. Exit passageways (Section 1011.1).
- "8. Type of construction separation (Section 601.1).
- "9. Boiler, central heating plant, or hot-water supply boiler room enclosures (Section 302.5)."

Section 708.1, Fire Blocks and Draft Stops, is amended to read:

"708.1 General. In combustible construction, fireblocking and draftstopping shall be installed to cut off all concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space, and shall subdivide attic spaces, concealed roof spaces, and floor-ceiling assemblies. The integrity of all fire blocks and draft stops shall be maintained.

"See Section 1505.3 for ventilation procedure of draftstopped and fireblocked attics.

"Walls framed with light-gage metal framing members will be required to have fire-blocking installed when combustible materials are used in non-sprinklered spaces above or within the walls, such as wood roof trusses or conventional wood framing. Blocking in steel stud walls may be solid steel members or other materials as described in Section 708.2.2."

Section 708.2.1, Fire Blocks and Draft Stops, Item 1 is amended to read:

"708.2.1 Where required. Fireblocking shall be provided in the following locations:

"1. In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor levels, and at maximum 10-foot (3,048 mm) intervals both vertical and horizontal. See also Section 803, Item 1.

"EXCEPTION: Fire blocks may be omitted at floor and ceiling levels when approved smoke-actuated fire dampers are installed at these levels."

Section 709.4.1, Parapets, is amended by adding exception 6 as follows :

- "6. Two-hour fire-resistive exterior wall constructed entirely of non-combustible materials in a building equipped with an approved automatic sprinkler system.

The wall shall terminate at the underside of roof sheathing and the entire building shall be provided with noncombustible roof covering."

Section 807.1.1, Sanitation, is amended to read:

807.1.1 Floors. In other than dwelling units, toilet room floors shall have a smooth, hard, non-absorbent surface such as portland cement concrete, ceramic tile, sheet vinyl, or other approved material which extends upward onto the walls at least 5 4 inches."

Section 904.2.2, Automatic Fire-extinguishing Systems, is amended to read:

"904.2.2 Automatic Fire-extinguishing Systems. In all occupancies an automatic sprinkler system shall be installed in accordance with the city fire code:

- EXCEPTIONS:
1. Gazebos and ramadas for residential and public use.
  2. Independent restroom buildings that associated with golf courses, parks and similar uses.
  3. Guardhouses for residential and commercial developments.
  4. Detached carports for residential developments.
  5. Barns and agricultural buildings for private, residential, non-commercial use, not exceeding 1500 square feet.
  6. Detached storage sheds for private, residential, non-commercial use, not exceeding 1500 square feet.
  7. Detached 1, 2 and 3 car garages (without habitable spaces) in existing R-3 developed parcels which contain existing non-sprinklered sub-division requirements (i.e. 700 foot hydrant spacing).
  8. For fuel dispensing canopies see the Fire Code.
  9. Open shade horse stalls of non-combustible construction for private, residential, non-commercial use, not exceeding 5,000 square feet and no storage of combustible products, vehicles or agricultural equipment."
  10. "Additions, alterations, or repairs of existing buildings or structures when the value of work is ten (10) percent or less of the value of an existing building of assembly use or twenty-five (25) percent or less of the value of an existing building or structure of other occupancies within a twelve month period."

"1. In every story or basement of all buildings. Fire-resistive substitution in accordance with the provisions of Section 508 is allowed for this subsection for Group R occupancies and for other occupancies, provided that the automatic sprinkler is not otherwise required throughout the building by any other provision or section of the building code prior to amendments.

2. At the top of rubbish and linen chutes and in their terminal rooms. Chutes extending through three or more floors shall have additional sprinkler heads installed within such chutes at alternate floors. Sprinkler heads shall be accessible for servicing.
3. In rooms where nitrate film is stored or handled.
4. In protected combustible fiber storage vaults as defined in the Fire Code.
- "5. In any building that has a change of occupancy as defined in the Building Code.

Section 1004.3.4.3.2.2, Windows in Corridor Walls, is amended by adding a second paragraph as follows:

"Three-eighths (3/8) inch tempered glass and additional fast response sprinkler heads installed on each side and spaced for total coverage, as approved by the Fire Department, may

be used as a substitute for the required fire-protection rating in one-hour fire-resistive corridors. When tempered glass is substituted, the total area of all openings in any portion of an interior corridor shall not exceed fifty (50) percent of the area of the corridor wall of the room which it is separating from the corridor."

Section 1007.2.6, Posting of Room Capacity, is amended by adding the following sentence:

"The sign shall be printed in letters at least three-quarters (3/4) inch high on a contrasting background and read: "Maximum Occupant Load \_\_\_\_ People". The number of people occupying the room shall not exceed the maximum occupant load as posted on the sign."

Chapter 11, and the Appendix to Chapter 11, are hereby deleted in entirety, and replaced by a new Chapter 11, which shall read as follows:

ORDINANCE NO. \_\_\_\_\_

~~AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ARTICLE III OF CHAPTER 31, OF THE SCOTTSDALE REVISED CODE, RELATING TO THE BUILDING CODE, DELETING CHAPTER 11 OF THE BUILDING CODE AND APPENDIX CHAPTER 11, AND ADOPTING~~  
~~ARIZONA ADMINISTRATIVE CODE TITLE 10, CH. 3, ARTICLE 4, THE ARIZONANS WITH DISABILITIES ACT R 10-3-403 AND R 10-3-404.~~

~~THE "ARIZONANS WITH DISABILITIES ACT" AND ITS IMPLEMENTING RULES, AND THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES".~~

~~BE IT ORDAINED by the Mayor and Council of the City of Scottsdale, Arizona, as follows:~~

## CHAPTER 11, ACCESSIBILITY

### SECTION 1101 - SCOPE

1101.1 General. Buildings or portions of buildings of all occupancies shall be accessible to persons with disabilities as required by this chapter.

Exception : R-3 Single-family residences.

1101.2 Design. The design and construction of accessible building elements and sites shall be in accordance with this chapter and the Arizonans with Disabilities Act R 10-3-403 and R 10-3-404, which includes -28 CFR Part 35, and 28 CFR 36 and the -its implementing rules, and Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG).

The requirements of this Chapter conform to the statutes and regulations of the State of Arizona (ADAAG) for accessibility to public places, and to CABO/ANSI A117.1 - 1992 for multi-family dwellings.

## SECTION 1102 - DEFINITIONS

For the purpose of this chapter, terms are defined by the Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities.

## SECTION 1103 - BUILDING ACCESSIBILITY

1103.1 Where Required. Accessibility to temporary or permanent buildings, or portions thereof, shall be provided for all occupancy classifications, and as modified by this section.

1103.1.2 Multi-unit dwellings. In Group R, Division 1 Occupancy apartment projects containing four or more dwelling units, and Group R, Division 3 Occupancies where there are four or more dwelling units in a single structure, all dwelling units shall be accessible dwelling units.

EXCEPTIONS: 1. Where no elevator service is provided in a building, Accessible dwelling units need not be provided on floors other than the ground floor.

2. Where no elevator service is provided in a building and the ground floor does not contain dwelling units, only those dwelling units located on the first floor of either Group R, Division 1 apartment occupancies or Group R, Division 3 Occupancies need comply with the requirements of this section.

3. A multistory dwelling unit not provided with elevator service is not required to comply with requirements for accessible dwelling units. Where a multistory dwelling unit is provided with elevator service to only one floor, the floor provided with elevator service shall comply with the requirements for accessible dwelling units.

4. The number of accessible dwelling units provided in multiple non-elevator buildings on a single site may be reduced to a percentage of the ground floor units that is equal to the percentage of the entire site having grades, prior to development, that are 10 percent or less; but in no case shall the number of accessible units be less than 20 percent of the ground floor dwelling units on the entire site.

1103.1.2.1 Bathrooms. Accessible bathrooms shall comply with the following:

Doors. Doors shall not swing into the clear floor space required for any fixture unless the toilet or bathroom is for individual use only, or a clear floor space complying with ADAAG 4.2.4.1 is provided beyond the arc of the door swing within the room.

Water closet. In Group R, Division 1 apartment occupancies containing more than 20 dwelling units, at least 2 percent, but not less than one, of the dwelling units the water closet shall be located in the corner of the accessible bathroom, and shall comply with ADAAG Fig. 28. All dwelling units on a site shall be considered to determine the total number of accessible dwelling units.

The lateral distance from the centerline of the water closet to a bathtub or lavatory shall be 18 inches (457 mm) minimum on one side and 15 inches (381 mm) minimum on the other side.

Where the water closet is located adjacent to a wall, the lateral distance from the center line of the water closet to the wall shall be 18 inches (457 mm) and 18 inches (457 mm) minimum to a lavatory or bathtub. Where the water closet is not located adjacent to a wall, the water closet shall be located to allow for the installation of a grab bar on the side with 18-inch (457 mm) clearance. Clearance areas around the water closet shall comply with one of the following:

1. Parallel approach.

1.1 Fifty-six inches (1422 mm) minimum, measured from the wall behind the water closet.

1.2 Forty-eight inches (1219 mm) minimum, measured from a point 18 inches (457 mm) from the center line of the water closet on the side designated for the installation of grab bars.

1.3 Vanities or lavatories located on the wall behind the water closet are permitted to overlap the clear floor space.

2. Forward approach.

2.1 Sixty-six inches (1676 mm) minimum, measured from the wall behind the water closet.

2.2 Forty-eight inches (1219 mm) minimum, measured from a point 18 inches (457 mm) from the center line of the water closet on the side designated for the installation of grab bars.

2.3 Vanities or lavatories located on the wall behind the water closet are permitted to overlap the clear floor space.

3. Parallel or forward approach.

3.1 Fifty-six inches (1422 mm) minimum, measured from the wall behind the water closet.

3.2 Sixty inches (1524 mm) minimum, measured from a point 18 inches (457 mm) from the center line of the water closet on the side designated for the installation of grab bars.

Water closet height shall be from 15 inches minimum to 19 inches maximum, measured from the floor to the top of the toilet seat. Grab bars complying with ADAAG 4.26 shall be installed, or structural reinforcement or other provisions shall be made that will allow installation of grab bars meeting these requirements. The toilet paper dispenser shall comply with ADAAG 4.27.

Lavatory, Mirrors, and Medicine Cabinets. The lavatory shall comply with ADAAG 4.19.

Medicine cabinets provided under the lavatory shall provide, or shall be removable to provide, the clearances specified in ADAAG 4.19.2. Medicine cabinets provided above the lavatory shall comply with ADAAG 4.23.9. Mirrors shall comply with ADAAG 4.19.6.

Bathtubs. Where a bathtub is provided, it shall have the following features:

1 Clear floor space at bathtubs shall comply with ADAAG 4.20.2

2 A removable in-tub seat or permanent seat at the head end of the tub shall be provided in compliance with ADAAG 2.20.3. The structural strength of seats and their attachments shall comply with ADAAG 4.26.3. In-tub seats shall be capable of being mounted securely and shall not slip during use.

3 Grab bars shall be installed in compliance with ADAAG 4.20.4 or structural reinforcement shall be made that will allow installation of grab bars meeting these requirements.

4 Faucets and other controls shall comply with ADAAG 4.20.5

5 A shower spray unit shall be provided in compliance with ADAAG 4.20.6

Showers. Where a shower is provided, it shall comply with ADAAG 4.21

Exception 1. In lieu of providing a seat, the wall opposite the controls in a shower stall shall be structurally reinforced the full depth of the stall at a height from 16 inches to 20 inches measured from the bathroom floor, to allow for the installation of a shower seat.

Exception 2. Structural reinforcement shall be permitted that will allow installation of grab bars complying with ADAAG 4.21.4.

Clear Floor Space. Clear floor space at fixtures shall be permitted to overlap.

1103.1.2.2 Kitchens. Accessible kitchens and their components shall comply with the following:

Clearance. Where counters provide the knee clearances specified in ADAAG 4.19.2, clearances between those counters and all opposing base cabinet, countertops, appliances, or walls in kitchens shall be 40 inches minimum, except in U-shaped kitchens, where such clearances shall be 60 inches minimum.

Clear Floor Space. A clear floor space 30 inches by 48 inches minimum complying with ADAAG 4.2.4 that allows either a forward or a parallel approach by a person in a wheelchair shall be provided at all appliances in the kitchen, including the range or cooktop, oven, refrigerator/freezer, dishwasher, and trash compactor. Laundry equipment located in the kitchen shall comply with 1103.1.2.3

Operable Parts. All operable parts in kitchens shall comply with ADAAG 4.27

Work Surfaces. At least one 30 inch wide minimum section of counter shall provide a work surface that complies with the following requirements:

- 1 The counter shall be adjustable or replaceable as a unit at variable heights between 28 inches and 36 inches, measured from the floor to the top of the counter surface, or shall be mounted at a fixed height of 34 inches maximum, measured from the floor to the top of the counter surface.

- 2 Base cabinets, if provided, shall be removable under the full 30 inch minimum frontage of the counter. The finished floor shall extend under the counter to the wall.

- 3 Counter thickness and supporting structure shall extend 2 inches maximum over the required clear area.

- 4 A clear floor space of 30 inches by 48 inches minimum shall allow a forward approach to the counter. The clear floor space shall be permitted to extend 19 inches maximum underneath the counter. The knee space shall have a clear width of 30 inches minimum.

- 5 There shall be no sharp or abrasive surfaces under such counters.

Sink and Counter. The sink and surrounding counter shall comply with the following requirements:

- 1 Sink. The sink and surrounding counter shall be adjustable or replaceable as a unit at variable heights between 28 inches and 36 inches, measured from the finished floor to the top of the counter surface or sink rim, or shall be mounted at a fixed height of 34 inches minimum, measured from the finished floor to the top of the counter surface or sink rim.

2 Where sinks are installed to be adjustable in height, rough-in plumbing shall be located to accept connections of supply and drain pipes for sinks mounted at the height of 28 inches.

3 The depth of a sink bowl shall be 6 ½ inches maximum. Only one bowl of double-bowl or triple-bowl sinks needs to meet this requirement.

4 Faucets shall comply with ADAAG 4.27.4

5 Base cabinets, if provided, shall be removable under the full 30 inches minimum frontage of the sink and surrounding counter. The finished flooring shall extend under the counter to the wall.

6 Counter thickness and supporting structure shall extend 2 inches maximum over the required clear space.

7 A clear floor space of 30 inches by 48 inches minimum shall allow forward approach to the sink. The clear floor space shall be permitted to extend 19 inches maximum underneath the sink. The knee space shall have a clear width of 30 inches minimum.

8 Water supply pipes and drain pipes under sinks shall be protected in accordance with ADAAG 4.19.4

Ranges and Cooktops. Ranges and cooktops shall comply with 1103.1.2.2 /Clear Floor Space and ADAAG 4.27. If ovens or cooktops have knee spaces underneath, they shall be insulated or otherwise protected on the exposed contact surfaces for protection against burns, abrasions, or electrical shock. The clear floor space shall be permitted to overlap the knee space, if provided, by 19 inch maximum. The location of controls for ranges and cooktops shall not require reaching across burners.

Ovens. Ovens shall comply with 1103.1.2.2 /Clear Floor Space and ADAAG 4.27. Ovens shall be of the self-cleaning type or be located adjacent to an adjustable height counter with a 30 inch wide minimum knee space below. For side-opening ovens, the door latch side shall be next to the open counter space, and there shall be a pull-out shelf under the oven extending the full width of the oven and pulling out 10 inches minimum when fully extended. Ovens shall have controls on front panels. Controls shall be permitted to be located on either side of the door.

Refrigerator/Freezers. Refrigerators and freezers shall comply with 1103.1.2.2 /Clear Floor Space and ADAAG 4.27. Side-by-side combination freezer and refrigerator appliances shall have at least 50 percent of the freezer space and at least 50 percent of the refrigerator space located 54 inches maximum above the floor. Other combination refrigerators and freezers shall have at least 50 percent of the freezer space and 100 percent of the refrigerator space and controls 54 inches maximum above the floor. Freezers with less than 100 percent of the storage volume within the limits specified in ADAAG 4.2.5 or 4.2.6 shall be the self-defrosting type.

Dishwashers. Dishwashers shall comply with 1103.1.2.2 /Clear Floor Space and ADAAG 4.27. Dishwashers shall have all rack space accessible from the front of the machine for loading and unloading dishes.

Kitchen Storage. Kitchen storage shall comply with the following:

1. Cabinets, drawers, and shelf storage areas shall comply with ADAAG 4.25.

2. At least one shelf of all cabinets and storage shelves mounted above work counters shall be 48 inches maximum above the floor.

3. Door pulls or handles for wall cabinets shall be mounted as close to the bottom of cabinet doors as possible. Door pulls or handles for base cabinets shall be mounted as close to the top of cabinet doors as possible.

**1103.1.2.3 Laundry Facilities.** If laundry equipment is provided within individual accessible dwelling units, or if separate laundry facilities serve one or more accessible dwelling units, they shall meet the following requirements:

1 Washing Machines and Clothes Dryers. Accessible washing machines and clothes dryers in common-use laundry rooms shall be front loading and shall comply with ADAAG 4.2.4.1.

2 Operable parts of laundry equipment shall comply with ADAAG 4.27

Section 1203.3, Ventilation, is amended by adding the following sentence to the last paragraph:

"These ventilation requirements shall apply to all laundry spaces, including closets with solid or louvered doors."

Section 1205.1, Alternate Ventilation When Applicable, is amended to read:

1205.1 General. Requirements for ventilation are included in Appendix Chapter 12 of this code. When adopted (see Section 101.3) the appendix criteria shall take precedence over the ventilation requirements set forth in Sections 1202 and 1203 of this code. When designed by a mechanical engineer, other approved, recognized standards may be used to determine maximum required quantity of ventilation.

Section 1302, Insulation, is added to read:

#### "SECTION 1302 - INSULATION

"1302.1 Purpose. The purpose of this chapter is to establish minimum values for home insulation.

"1302.2 Scope. The provisions of this chapter shall apply to dwelling units in Group R, Divisions I and 3 Occupancies.

"1302.3 Definitions.

"Thermal resistance (R) means the measure of the resistance of a material or building component to the passage of heat. The resistance value (R) of mass-type insulation does not include any value for reflective facing. The (R) Value = 1/U-Value.

"U factor means the total heat flow through a given construction assembly, air to air, expressed in BTU/hr. per square foot per degree Fahrenheit temperature difference.

"1302.4 Walls. Walls shall have a minimum (R)-11.

"1302.5 Ceilings. Ceilings shall have a minimum (R)-26."

Section 1502, Definition of the following term is amended to read:



"FELT is matted organic or inorganic fibers, saturated or coated with bituminous compound meeting ASTM standards for felt roofing materials."

Section 1505.1, Attic Access, is amended to read:

**1505.1 Access.** An attic access opening shall be provided to attics of buildings with combustible ceiling or roof construction.

EXCEPTION: Attics with a maximum vertical height of less than 30 inches (762 mm) between top of ceiling framing member and bottom of roof framing member need not be provided with access openings. and Attics with an area of less than 70 square feet (6.5 m<sup>2</sup>), a width less than 10 feet (3.04 m),

The opening shall not be less than 22 inches (559 mm) by 30 inches (762 mm) and shall be located in a corridor, hallway or other readily accessible location. Thirty-inch-minimum (762 mm) unobstructed headroom in the attic space shall be provided at or above the access opening.

Section 1505.3, Attic Ventilation, add exception 3 to read:

"3. Ventilation is not required when the vertical height between top of insulation and roof sheathing is 24 inches (762 mm) or less."

Section 1505.3, Attic Ventilation, amended third paragraph to read:

Openings for ventilation shall be covered with corrosion-resistant metal mesh with mesh openings with a maximum of ¼ inch (6.4 mm) in dimension.

Section 1506.2, Roof Drains, is amended to read:

"1506.2 Roof Drains. Unless roofs are sloped to drain over roof edges, roof drains shall be installed at each low point of the roof.

"Roof drains shall be sized and discharged in accordance with the Plumbing Code. Roof drain scuppers shall be sized as required for overflow scuppers per Section 1506.3."

Chapter 16, Division II - Snow Load Design, is repealed.

Section 1629.4.1, Seismic Zone, is amended to read:

"1629.4.1 Seismic Zones. All structures in the City of Scottsdale shall be designed and constructed to meet requirements of Zone 2B. Each structure shall be assigned a zone factor, Z = 0.075."

Section 1630.8.2.2, Overturning, Detailing Requirements, is amended by substituting Zone 2B where Seismic Zones 3 and 4 appear in the heading.

Section 1630.11, Overturning, Vertical Components, is amended by substituting Seismic Zone 2B where Seismic Zones 3 and 4 appear in the first sentence.

Section 1633.1, Detailed Systems Design Requirements, is amended by deleting Seismic Zone 2 from the fourth paragraph.

Section 1701.2, Special Inspections, is amended to read:

1701.2 Special Inspector. The special inspector shall be a qualified person who shall demonstrate competence, to the satisfaction of the engineer or architect of record, for inspection of the particular type of construction or operation requiring special inspection

Section 1701.3, Duties and Responsibilities for Special Inspections, is amended to read:

1701.3 Duties and Responsibilities of the Special Inspector. The special inspector shall observe the work assigned for conformance to the approved design drawings and specifications.

The special inspector shall furnish inspection reports to the building official, the engineer or architect of record, and other designated persons. All discrepancies shall be brought to the immediate attention of the contractor within two working days for correction, then, if uncorrected, to the engineer or architect of record and to the building official within five working days.

The engineer or architect of record responsible for special inspections shall certify whether the work requiring special inspection was, to the best of the inspector's knowledge, in conformance to the approved plans and specifications and the applicable workmanship provisions of this code.

Section 1701.5, Types of Work for Special Inspections, is amended by adding:

"16. Wood panelized roof construction.

"17. Complex Electrical Installations."

"18. Medical Gas Installations in health care facilities as required by Uniform Plumbing Code, Appendix F. (Credentials of third party inspection agency shall be approved by the Building Official)"

Section 1704.1.2, Prefabricated Construction, is amended by adding the following exception:

"EXCEPTION: Factory-built buildings, manufactured homes, and mobile homes regulated by the State of Arizona and installed pursuant to a permit issued by the State of Arizona Department of Building and Fire Safety."

Table 18-I-A, the first sentence of Footnote 2, is amended to read:

"<sup>2</sup> All values of allowable foundation pressure are for footings having a minimum width of 12 inches (305 mm) and minimum depth of 18 inches (457 mm) below natural grade.

Table 18-I-C, Foundations for Bearing Walls, is repealed and replaced to read as follows:

Table 18-I-C - Foundations for Bearing Walls - Minimum Requirements <sup>1, 2, 3, 5</sup>

Number of Floors Supported by the Foundation. <sup>4</sup>	Thickness of Foundation Wall (inches - <b>Nominal Dimension</b> )		Width of Footing (inches)		Thickness of Footing (inches)		Depth Below Undisturbed Soil (inches)	
	Stud Wall							
	Concrete	Unit Masonry	Stud Wall	Masonry Wall	Stud Wall	Masonry Wall	Stud Wall	Masonry Wall
1	6	6	12	16	6	8	18	18
2	8	8	15	16	7	8	18	18

--	--	--	--	--	--	--	--

Where unusual conditions or frost conditions are found, footings and foundations shall be as required in Section 1806.1.

- <sup>2</sup> The ground under the floor may be excavated to the elevation of the top of the footing.
- <sup>3</sup> Interior stud bearing walls may be supported by isolated footings. The footing width and length shall be twice the width shown in this table and the footings shall be spaced not more than 6 feet (1,829mm) on center.
- <sup>4</sup> A minimum of two (2) #4 reinforcing bars (minimum grade 40) are required in the footing/stem concrete. If metal hold downs are used, one #4 horizontal reinforcing bar must be placed within the top 6" of the stem wall.
- <sup>5</sup> Foundations may support a roof in addition to the stipulated number of floors. Foundations supporting roofs only shall be as required for supporting only one floor.

Section 1907.10.5.2, Tie Reinforcement for Compression Members, is amended by adding the following paragraph:

"In perimeter columns, lateral ties shall be placed at top and bottom of the column for a distance of one-sixth (1/6) of the clear column height, or the maximum column dimension, whichever is greater, but not less than eighteen (18) inches. The vertical tie spacing shall be not greater than eight (8) bar diameters, twenty-four (24) tie diameters, or one-half (1/2) the least column dimension. For remaining height of perimeter columns, and for all other columns and compression members not part of IMRSF's or SMRSF's, vertical tie spacing shall not exceed sixteen (16) longitudinal bar diameters, forty-eight (48) tie bar and wire diameters, or least dimension of compression member."

Section 1921.8.5.1, Columns, is amended by substituting "**six (6) inches**" in lieu of "twelve (12) inches" at the end of the second sentence.

Section 2106.1.12.3, Special Provisions, subsection 2 is amended by adding the following exception:

"EXCEPTION: For single-story, one- and two-family dwellings, when the walls do not exceed 8'-8" for 6" nominal thickness and 11'-4" for 8" nominal and thicker walls, and where roof members bear directly on top of the wall, the vertical reinforcement described in this section shall be at a maximum spacing of 8 feet and is not required in the jambs of window openings 4 feet or less in width."

Section 2106.1.12.3, Special Provisions, subsection 5 is amended by deleting the words "masonry cement".

Section 2109.9, Unburned Clay Masonry, is repealed and replaced to read as follows:

"2109.9 Unburned Clay Masonry.

"2109.9.1 General. The use of unreinforced masonry of unburned clay units shall be limited to buildings of Group R Division 3 and Group U occupancies of no more than one (1) story in height, unless design and structural calculations are submitted by a registered engineer and approved by the building official.

"2109.9.2 Walls. The height of every laterally unsupported wall of unburned clay units shall be not more than ten (10) times the thickness of such walls. Exterior walls which are laterally supported, with those supports located no more than twenty-four (24) feet apart, are allowed a minimum thickness of sixteen (16) inches. Interior walls are allowed a minimum thickness of

twelve (12) inches. Designed walls may be a minimum thickness of ten (10) inches provided the h/t ratio of ten (10) is maintained.

"2109.9.3 Compressive Strength. The unit(s) shall have an average compressive strength of three hundred (300) pounds per square inch when tested in accordance with ASTM C67. One sample out of five may have a compressive strength of not less than two hundred fifty (250) pounds per square inch.

"2109.9.4 Modulus of Rupture. The unit shall average fifty (50) pounds per square inch in modulus of rupture when tested according to the following procedure:

- "1. A cured unit shall be laid over (cylindrical) supports two (2) inches in diameter, located two (2) inches from each end, and extending across the full width of the unit.
- "2. A cylinder two (2) inches in diameter shall be laid midway between and parallel to the supports.
- "3. Load shall be applied to the cylinder at the rate of five hundred (500) pounds per minute until rupture occurs.

- "4. The modulus of rupture is equal to  $\frac{3WL}{2Bd^2}$  where:

W = Load of rupture  
L = Distance between supports  
B = Width of brick  
d = Thickness of brick

"2109.9.5 Soil. The soil used shall contain not less than twenty-five (25) percent and not more than forty-five (45) percent of material passing a No. 200-mesh sieve. The soil shall contain sufficient clay to bind the particles together and shall not contain more than 0.2 percent of water soluble salts.

"2109.9.6 Classes of Adobe.

- "1. Treated Adobes. The term 'treated' is defined to mean adobes made of soil to which certain admixtures are added in the manufacturing process in order to limit the adobe's water absorption in order for it to comply with paragraph 2109.9.10 below. Exterior walls constructed of treated adobe require no additional protection. Stucco is not required.
- "2. Untreated Adobes. Untreated adobes are adobes which do not meet the water absorption specifications of paragraph 2109.9.10 below. This shall hold even if some water absorption protective agent has been added. The determination as to whether an adobe is treated or untreated is to test for compliance with paragraph 2109.9.10 below. Exterior walls of untreated adobe are allowed, but must comply with paragraph 2109.9.15 requiring Portland cement plaster applied to the outside. Use of untreated adobes is prohibited within four (4) inches above the finished floor grade, unless an approved vapor barrier is used between wall and stem. Treated adobes may be used for the first four (4) inches above finished floor grade, without a vapor barrier.

"3. Other Types of Adobe. This chapter applies to construction with all types of adobe including rammed earth and poured earth adobe. The types of adobe shall meet the specifications in this chapter or similar specifications which are approved by the building official.

"2109.9.7 Mortar. Where treated adobe is required, mortar shall be treated or may be Type M or S. Where adobes are allowed to be untreated any adobe mortar may be used and or Type M, S, or N.

"Mortar 'bedding' joints shall be full slush type, with partially open 'head' joints allowable if surface is to be plastered. All joints shall be bonded (overlapped) a minimum of four (4) inches

"2109.9.8 Sampling. Each of the tests prescribed in this Section shall be applied to five sample units selected at random from each 5,000 bricks to be used.

"2109.9.9 Moisture Content. The moisture content of the unit shall be not more than four (4) percent by weight.

"2109.9.10 Absorption. A dried four (4) inch cube cut from a sample unit shall absorb not more than two and one-half (2-1/2) percent moisture by weight when placed upon a constantly water saturated porous surface for seven (7) days.

"2109.9.11 Shrinkage Cracks. No units shall contain more than three shrinkage cracks, and no shrinkage crack shall exceed two (2) inches in length or one-eighth (1/8) inch in width.

"2109.9.12 Use. No adobe shall be laid in the wall for at least three (3) weeks after making, dependent on weather conditions

"2109.9.13 Foundations. Adobes shall not be used for foundation or basement walls. All adobe walls, except as noted under Group M buildings, shall have a continuous concrete footing at least eight (8) inches thick and not less than two (2) inches wider on each side than the foundation stem walls above. All foundation walls which support adobe units shall extend to an elevation not less than eight (8) inches above the finished grade.

"Foundation walls shall be at least as thick as the exterior wall as specified in Section 2109.9.2. Where stem wall insulation is used, a variance is allowed for the stem wall width to be two (2) inches smaller than the width of the adobe wall it supports.

"2109.9.14 Bond Beam. All exterior adobe walls shall have a continuous concrete bond beam with a minimum width of ten (10) inches and a minimum depth of ten (10) inches. All concrete bond beams shall be reinforced with a minimum of two (2) No. 4 reinforcing rods.

"2109.9.15 Plastering. All untreated adobe shall have all exterior walls plastered on the outside with Portland cement plaster, minimum thickness three-fourths (3/4) inch in accordance with Chapter 47 of this code. Protective coatings other than plaster are allowed, provided such coating is equivalent to Portland cement in protecting the untreated adobes against deterioration and/or loss of strength due to water. Metal wire mesh minimum 20 gauge by one (1) inch opening shall be securely attached to the exterior adobe wall surface by nails or staples with minimum penetration of one and one-half (1-1/2) inches. Such mesh fasteners shall have a maximum spacing of sixteen (16) inches from each other. All exposed wood surfaces in adobe walls shall be treated with an approved wood preservative before the application of wire mesh.

"2109.9.16 Piers. A minimum twenty-eight (28) inch wall section shall be required between openings and openings shall not be placed with twenty-eight (28) inches of exterior corners.

"2109.9.17 Partitions of Wood. Shall be constructed as specified in Chapter 25, wood partitions shall be nailed to nailing blocks laid up in the adobe wall or bolted through the adobe wall the height of the partition, with one-half (1/2) inch diameter bolts at twenty-four (24) inches on center with large washers or plates, or other approved methods.

"2109.9.18 Wood Lintels. Wood lintels designed to support all imposed loads are permitted up to a maximum span of six (6) feet and shall have a minimum twelve (12) inch bearing.

"2109.9.19 Alternate Methods. Alternate methods to those provided in this section may be approved pursuant to Section 104.2.8 of this code.

"2109.9.20 Stresses. All masonry of unburned clay units shall be so constructed that the unit stresses do not exceed those set forth in Table No. 21-M. Bolt values shall not exceed those set forth in Table No. 21-Q."

Table 21-D, Specified Compressive Strength of Masonry, Footnote 3 is amended to read:

"<sup>3</sup> Mortar for unit masonry, proportion specification, as specified in Table No. 21-A These values apply to Portland cement-lime mortars without added air-entraining materials; and masonry cement mortars conforming to Type M and Type S mortars as described in Table 21-B."

Chapter 22, Division X, Design Standard for Steel Storage Racks, is repealed.

Section 2302, Wood, is amended by adding the following definition:

**"ORIENTED STRAND BOARD** is structural panel rated in accordance with plywood standards."

2304.1 Quality and Identification. is amended to read:

All lumber, wood structural panels, particleboard, structural glued-laminated timber, end- jointed lumber, fiberboard sheathing (when used structurally), hardboard siding (when used structurally), piles and poles regulated by this chapter shall conform to the applicable standards and grading rules specified in this code and shall be so identified by the grade mark or certificate of inspection issued by an approved agency.

"In absence of a grade stamp on logs that are used as structural members, the species of wood, and the assigned stress values, shall be certified by a registered engineer familiar with the grading requirements of wood. This certification shall be available at the job site before the members are installed, and remain there until a Certificate of Occupancy for the project is issued.

All preservatively treated wood required to be treated under Section 2306 shall be identified by the quality mark of an inspection agency which has been accredited by an accreditation body which complies with the requirements of the American Lumber Standard Committee Treated Wood Program, or equivalent.

Section 2326.8.3, Floor Joists, is amended to read:

2320.8.3 Framing details. Joists shall be supported laterally at the ends and at each support by solid blocking except where the ends of joists are nailed to a header, band or rim joist or to an adjoining stud or by other approved means. Solid blocking shall not be less than 2 inches (51 mm) in thickness and the full depth of joist.

“Joists shall be secured at load bearing points with framing anchors. Anchors shall engage both plates of framed walls.

Notches on the ends of joists shall not exceed one fourth the joist depth. Holes bored in joists shall not be within 2 inches (51 mm) of the top or bottom of the joist, and the diameter of any such hole shall not exceed one third the depth of the joist. Notches in the top or bottom of joists shall not exceed one sixth the depth and shall not be located in the middle third of the span.

Joist framing from opposite sides of a beam, girder or partition shall be lapped at least 3 inches or the opposing joists shall be tied together in an approved manner.

Joists framing into the side of a wood girder shall be supported by framing anchors or on ledger strips not less than 2 inches by 2 inches (51 mm by 51 mm).

Section 2326.11.2, Wall Framing, is amended to read:

2320.11.2 Framing details. Studs shall be placed with their wide dimension perpendicular to the wall. Not less than three studs shall be installed at each corner of an exterior wall.

EXCEPTION: At corners, a third stud may be omitted through the use of wood spacers or backup cleats of 3/8-inch-thick (9.5 mm) wood structural panel, 3/8-inch (9.5 mm) Type M "Exterior Glue" particleboard, 1-inch-thick (25 mm) lumber or other approved devices that will serve as an adequate backing for the attachment of facing materials.

Where fire-resistance ratings or shear values are involved, wood spacers, backup cleats or other devices shall not be used unless specifically approved for such use.

Bearing and exterior wall studs shall be capped with double top plates installed to provide overlapping at corners and at intersections with other partitions. End joints in double top plates shall be offset at least 48 inches (2438 mm).

EXCEPTION: A single top plate may be used, provided the plate is adequately tied at joints, corners and intersecting walls by at least the equivalent of 3-inch by 6-inch (76 mm by 152 mm) by 0.036-inch-thick (0.9 mm) galvanized steel that is nailed to each wall or segment of wall by six 8d nails or equivalent, provided the rafters, joists or trusses are centered over the studs with a tolerance of no more than 1 inch (25 mm).

Bearing frame walls shall have a framing anchor/tie down connector at every other stud to top and bottom plates, unless wall is sheathed with structural paneling which extends from bottom to top plates with nailing per Table 23-II-B-1. Framing anchors, mechanical fasteners and/or structural sheathing shall be installed to provide continuous ties from the roof to the foundation system.

When bearing studs are spaced at 24-inch (610 mm) intervals and top plates are less than two 2-inch by 6-inch (51 mm by 152 mm) or two 3-inch by 4-inch (76 mm by 102 mm) members and when the floor joists, floor trusses or roof trusses which they support are spaced at more than 16-inch (406 mm) intervals, such joists or trusses shall bear within 5 inches (127 mm) of the studs beneath or a third plate shall be installed.

Interior nonbearing partitions may be capped with a single top plate installed to provide overlapping at corners and at intersections with other walls and partitions. The plate shall be continuously tied at joints by solid blocking at least 16 inches (406 mm) in length and equal in size to the plate or by 1/8-inch by

1 1/2-inch (3.2 mm by 38 mm) metal ties with spliced sections fastened with two 16d nails on each side of the joint.

Studs shall have full bearing on a plate or sill not less than 2 inches (51 mm) in thickness having a width not less than that of the wall studs

Section 2320.11.3, Wall Bracing,

The first paragraph following listed bracing methods is amended to read:

"For cripple wall bracing, see Section 2320.11.5. For Methods 2, 3, 4, 6, 7 and 8, each braced panel must be at least 48 inches (1219 mm) in length, covering three stud spaces where studs are spaced 16 inches (406 mm) apart and covering two stud spaces where studs are spaced 24 inches (610 mm) apart."

Section 2320.12.3, Roof and Ceiling Framing, is amended to read:

"2320.12.3 Framing. Rafters shall be framed directly opposite each other at the ridge. There shall be a ridge board at least 1-inch (25 mm) nominal thickness at all ridges and not less in depth than the cut end of the rafter. At all valleys and hips there shall be a single valley or hip rafter not less than 2-inch (51 mm) nominal thickness and not less in depth than the cut end of the rafter.

Rafters and trusses shall be secured at loadbearing points with approved framing anchors. Anchors shall engage both top plates of framed walls."

2320.12.8 Blocking. Roof rafters and ceiling joists shall be supported laterally to prevent rotation and lateral displacement when required by Division III, Part I, Section 4.4.1.2. Roof trusses shall be supported laterally at points of bearing by solid blocking to prevent rotation and lateral displacement. In addition, solid blocking shall be provided at the ridge line with boundary nailing per Table 23-II-H."

Section 2506.5, Application of Metal Plaster Bases, third paragraph, is amended to read:

"A minimum 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant weep screed with a minimum vertical attachment flange of 3 1/2 inches (89 mm) shall be provided at three-quarters (¾) of an inch below the foundation plate line on all exterior stud walls. The screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistive barrier shall lap the attachment flange, and the exterior lath shall cover and terminate on the attachment flange of the screed."

Section 2902, Number of Plumbing Fixtures, is amended by adding the following paragraph:

"2902.7 All drinking and dining establishments, wholesale and retail shopping centers, repair garages, gasoline service stations, and public facilities shall provide water closet facilities for its patrons in accordance with Section 2903. Separate facilities shall be provided for each sex when the total number of occupants, including employees, exceed twenty-five. In drinking and dining establishments, such toilet facilities shall be located on the premises of the establishment. For the other uses, such toilet facilities shall be located either in such building or conveniently in a building adjacent thereto on the same property."

Section 3102.2.1, Clean Burning Fireplaces, is added to read :



3102.2.1, Clean Burning Fireplaces The purpose of this Standard is to regulate fireplaces, woodstoves, or other solid-fuel burning devices to reduce the amount of air pollution caused by particulate matter and carbon monoxide.

The effective date of the regulations and prohibitions set forth in this Standard shall take effect on December 31, 1998.

Definitions: For purposes of this Standard, the following words and terms shall be defined as follows:

FIREPLACE means a built in place masonry hearth and fire chamber or a factory-built appliance, designed to burn solid fuel or to accommodate gas or electric log insert or similar device, and which is intended for occasional recreational or aesthetic use, not for cooking, heating, or industrial processes.

SOLID FUEL includes but is not limited to wood, coal, or other nongaseous or nonliquid fuels, including those fuels defined by the Maricopa County Air Pollution Control Officer as "inappropriate fuel" to burn in residential woodburning devices.

WOODSTOVE means a solid-fuel burning heating appliance including a pellet stove, which is either freestanding or designed to be inserted into a fireplace.

Installation Restrictions:

- a) On or after the effective date, no person, firm or corporation shall construct or install a fireplace or a woodstove, and the Building Official shall not approve or issue a permit to construct or install a fireplace or a woodstove, unless the fireplace or woodstove complied with one of the following:
  1. A fireplace which has a permanently installed gas or electric log insert.
  2. A fireplace, woodstove, or other solid-fuel burning appliance which has been certified by the United States Environmental Protection Agency as conforming to 40 Code of Federal Regulations Part 60, Subpart AAA as in effect on July 1, 1990.
  3. A fireplace, woodstove or other solid-fuel burning appliance which has been tested and listed by a nationally recognized testing agency to meet performance standards equivalent to those adopted by 40 Code of Federal Regulations part 60, Subpart AAA as in effect on July 1, 1990.
  4. A fireplace, woodstove or other solid-fuel burning appliance which has been determined by the Maricopa County Air Pollution Control Officer to meet performance standards equivalent to those adopted by 40 Code of Federal Regulations part 60, Subpart AAA as in effect on July 1, 1990.
  5. A fireplace which has a permanently installed woodstove insert which complies with subparagraphs 2, 3, or 4 above.
- b) The following installations are not regulated by this Standard and are not prohibited by this Standard:
  1. Furnace, boilers, incinerators, kilns, and other similar space heating or industrial process equipment.
  2. Cookstoves, barbecue grills, and similar appliances designed primarily for cooking.

### 3. Fire pits, barbecue grills, and other outdoor fireplaces.

#### Fireplace or Woodstove Alterations Prohibited:

- a) On or after the effective date, no person, firm or corporation shall alter or remove a gas or electric log insert or a woodstove insert from a fireplace for purposes of converting the fireplace to directly burn wood or other solid fuel.
- b) On or after the effective date, no person, firm or corporation shall alter a fireplace, woodstove or other solid fuel burning appliance in any manner that would void its certification or operational compliance with the provisions of this Standard.

#### Permits Required:

In addition to the provisions and restrictions of this Standard, construction, installation or alternation of all fireplaces, woodstoves and other gas, electric or solid-fuel burning appliances and equipment shall be done in compliance with provisions of the Construction Code and shall be subject to the permits and inspections required by the Construction Code.

#### Section 3303.9, Demolition, is revised to read:

##### "3303.9 Demolition.

As used in this code, the term "demolition" means the removal of a building or structure, or any portion thereof. Demolition work includes interior demolition prior to or incidental to remodeling or renovation work.

"A demolition permit shall be obtained from the Building Official prior to beginning any interior or exterior demolition of any building or structure. The fee for a demolition permit shall be as set forth in Table No. 1-A of this code.

"EXCEPTION: Demolition work may be included as part of the work authorized by any building permit provided no demolition work begins prior to obtaining said building permit.

"All utilities shall be properly disconnected prior to beginning demolition. Exterior demolition work shall be adequately kept wet as demolition progresses to minimize dust. All debris shall be entirely removed from the lot after demolition. Any excavation remaining after debris removal shall be completely filled or protected as required by this code.

"The use of public property and the protection of pedestrians and the general public during demolition shall be as specified in Section 3303.7. Demolition sites shall be kept secured from public entry at all times."

#### Section 3403.2, Additions, Alterations or Repairs, is amended by adding the following paragraph:

"When additions, alterations, or repairs within a twelve-month period exceed fifty (50) percent of the value of an existing building or structure, such building or structure shall be made to conform to the requirements for new buildings or structures.

"EXCEPTION: Such building or structure shall be equipped with an approved fire sprinkler system when the work exceeds ten (10) percent of the value of an existing building of assembly use or twenty-five (25) percent of the value of an existing building or structure of other occupancies."

Such building or structure that has a change of occupancy as defined in the Building Code shall be equipped with an approved fire sprinkler system.

Appendix, Chapter 3, Division III - Requirements for Group R, Division 3 Occupancies, is repealed.

Appendix Chapter 4, Division I - Barriers for Swimming Pools, Spas, and Hot Tubs, is amended to read:

#### SECTION 419 - GENERAL

419.1 Scope. The provisions of this section apply to the design and construction of barriers for swimming pools located on the premises of Group R, Division 3 Occupancies.

**419.2 Standards of Quality.** In addition to the other requirements of this code, safety covers for pools and spas shall meet the requirements for pool and spa safety covers as listed below. The standard listed below is a recognized standard. (See Section 3504.)

1. ASTM F 1346, Standard Performance Specification for Safety Covers and Labeling Requirement for All Covers for Swimming Pools, Spas and Hot Tubs

#### SECTION 420 - DEFINITIONS

For the purpose of this section, certain terms, words and phrases are defined as follows:

**ABOVEGROUND/ON-GROUND POOL.** See definition of "swimming pool."

**BARRIER** is a fence, wall, building wall or combination thereof that completely surrounds the swimming pool and obstructs access to the swimming pool.

**GRADE** is the underlying surface, such as earth or a walking surface.

**HOT TUB.** See definition of "spa, nonself-contained" and "spa, self-contained."

**IN-GROUND POOL.** See definition of "swimming pool." **SEPARATION FENCE** is a barrier that separates all doors of a dwelling unit with direct access to a swimming pool from the swimming pool.

**SPA, NONSELF-CONTAINED,** is a hydromassage pool or tub for recreational or therapeutic use, not located in health-care facilities, designed for immersion of users and usually having a filter, heater and motor-driven blower. It may be installed indoors or outdoors, on the ground or on a supporting structure, or in the ground or in a supporting structure. A nonself-contained spa is intended for recreational bathing and contains water over **18** inches ( **457** mm) deep.

**SPA, SELF-CONTAINED,** is a continuous-duty appliance in which all control, water-heating and water-circulating equipment is an integral part of the product, located entirely under the spa skirt. A self-contained spa is intended for recreational bathing and contains water over 24 inches (610 mm) deep.

**SWIMMING POOL** is any structure intended for swimming or recreational bathing that contains water over **18** inches ( **457** mm) deep. This includes in-ground, aboveground and on-ground swimming pools, and fixed-in-place wading pools.

**SWIMMING POOL, INDOOR**, is a swimming pool that is totally contained within a residential structure and surrounded on all four sides by walls of said structure.

**SWIMMING POOL, OUTDOOR**, is any swimming pool that is not an indoor pool.

**SECTION 421 - REQUIREMENTS 421.1 Outdoor Swimming Pool.** An outdoor swimming pool shall be provided with a barrier that shall be installed, inspected and approved prior to plastering or filling with water. The barrier shall comply with the following:

1. The top of the barrier shall be at least **60** inches ( **1524** mm) above grade measured on the side of the barrier that faces away from the swimming pool. The top of a barrier that separates the pool only from habitable spaces on the same property shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance at the bottom of the barrier may be increased to 4 inches (102 mm) when grade is a solid surface such as a concrete deck, or when the barrier is mounted on the top of the aboveground pool structure. When barriers have horizontal members spaced less than 45 inches (1143 mm) apart, the horizontal members shall be placed on the pool side of the barrier. Any decorative design work on the side away from the swimming pool, such as protrusions, indentations or cutouts, which render the barrier easily climbable, is prohibited.

Where common fences on adjacent property lines of existing developed lots serve as the barrier, the height may be measured on the side that faces the swimming pool. The pool side of the barrier shall be not less than 20 inches from the edge of the water.

2. Openings in the barrier shall not allow passage of a 13/4-inch-diameter (44.5 mm) sphere.

**EXCEPTIONS:** 1. When vertical spacing between such openings is 45 inches (1143 mm) or more, the opening size may be increased such that the passage of a 4-inch-diameter (102 mm) sphere is not allowed.

2. For fencing composed of vertical and horizontal members, the spacing between vertical members may be increased up to 4 inches (102 mm) when the distance between the tops of horizontal members is 45 inches (1143 mm) or more.

3. Chain link fences used as the barrier shall not be less than 11 gage.

4. Where access gates are provided, they shall comply with the requirements of Items 1 through 3. Pedestrian access gates shall be self-closing and have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, (1) the release mechanism shall be located on the pool side of the barrier at least 3 inches (76 mm) below the top of the gate, and (2) the gate and barrier shall have no opening greater than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism. Pedestrian gates shall swing away from the pool. Any gates other than pedestrian access gates shall be equipped with lockable hardware or padlocks and shall remain locked at all times when not in use.

5. Where a wall of a Group R, Division 3 Occupancy dwelling unit serves as part of the barrier and contains door openings between the dwelling unit and the outdoor swimming pool that provide direct access to the pool, a separation fence meeting the requirements of Items 1, 2, 3 and 4 of Section 421.1 shall be provided.

**EXCEPTION:** One of the following may be used in lieu of a separation fence:

1. Self-closing and self-latching devices installed on all doors with direct access to the pool with the release mechanism located a minimum of 54 inches (1372 mm) above the floor.

2. An alarm installed on all doors with direct access to the pool.

The alarm shall sound continuously for a minimum of 30 seconds within seven seconds after the door and its screen, if present, are opened, and be capable of providing a sound pressure level of not less than 85 dBA when measured indoors at 10 feet (3048 mm). The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as a touchpad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last no longer than 15 seconds. The deactivation switch shall be located at least 54 inches (1372 mm) above the threshold of the door.

3. Other means of protection may be acceptable so long as the degree of protection afforded is not less than that afforded by any of the devices described above.

6. Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then (1) the ladder or steps shall be capable of being secured, locked or removed to prevent access or (2) the ladder or steps shall be surrounded by a barrier that meets the requirements of Items 1 through 5. When the ladder or steps are secured, locked or removed, any opening created shall be protected by a barrier complying with Items 1 through 5.

“7. A pool safety cover which complies with ASTM F 1346-91 may be used to meet the requirements of Items 1 through 6 above for barrier protection between the dwelling unit and swimming pool provided all other portions of the perimeter fencing around the yard are installed and maintained as required. If switching devices are used for operation of the pool safety cover, they shall be key-operated, locked away, or otherwise located in an inaccessible location. An inaccessible location shall be at a height of at least 54 inches above the deck or adjacent ground level and where the entire pool can be visually inspected during cover operation.

“8. The building official may grant an exception to the above barrier requirements when it is determined that there is a natural barrier existing on the premises in the form of thorny/spiny vegetation, landscaping, or topography which prevents access to the pool area. An exception may also be granted for barrier protection between the dwelling unit and swimming pool when such protection precludes access by a disabled adult resident.

**421.2 Indoor Swimming Pool.** For an indoor swimming pool, protection shall comply with the requirements of Section 421.1, Item 5.

**421.3 Spas and Hot Tubs.** For a nonself-contained and self-contained spa or hot tub, protection shall comply with the requirements of Section 421.1.

EXCEPTION: A self-contained spa or hot tub equipped with a listed safety cover shall be exempt from the requirements of Section 421.1.

“421.3 Responsibility of Builder/Installer. In the case of new swimming pool, spa, or hot tub construction, it shall be the responsibility of the builder/installer to inform the pool owner of the above barrier requirements. Violations shall be remedied in accordance with Section 31-33 of the Scottsdale Revised Code.

“421.4 Responsibility of Owner/Tenant. It is the responsibility of the property owner and any other person in responsible charge of a swimming pool to ensure that the required swimming pool barrier, including all gates, doors, locks, alarms, and latches are maintained in safe and good working order at all times. No person shall alter or remove any portion of a swimming pool barrier except to repair, reconstruct, or replace the barrier in compliance with the provisions of this chapter.

“421.5 Nuisance and Property Maintenance. Swimming pools, spas, and hot tubs constructed after the enactment of this chapter which are not enclosed or protected by a barrier as required in Section

421.1 are hereby declared to be unsafe and nuisance, and shall be resolved by the Code Enforcement Unit of the Planning & Development Department under the procedures outlined in Chapter 18 of the Scottsdale Revised Code.”

Appendix, Chapter 9 - Basement Inlets, is repealed.

Appendix, Chapter 10 - Building Security, is repealed.

Appendix, Chapter 11 - Accessibility, is repealed.

Appendix, Chapter 12 - Interior Environment, Division I - Ventilation, Section 1207.1 is amended to read:

**1207.1 General.** Enclosed portions of buildings and structures in occupancies, other than the locations specified in Sections 1207.3 through 1207.7, shall be provided with natural ventilation by means of openable exterior openings with an area of not less than 1/20 of the total floor area of such portions, or shall be provided with a mechanically operated ventilating system. The mechanically operated ventilating system shall be capable of supplying ventilation air in accordance with Table A-12-A, or in accordance with other recognized standards approved by the building official when designed by a registered mechanical engineer, during such time as the building or space is occupied.

Appendix, Chapter 13 - Energy Conservation in New Building Construction, is repealed.

Appendix, Chapter 15 - Reroofing, is repealed.

Appendix, Chapter 16, Division I, Snow Load Design, is repealed.

Appendix, Chapter 19 - Protection of Residential Concrete Exposed to Freezing and Thawing, is repealed.

Appendix, Chapter 21 - Prescriptive Masonry Construction in High-Wind Areas, is repealed.

Appendix, Chapter 23 - Conventional Light-Frame Construction in High-Wind Areas, is repealed.

Appendix Chapter 29, Table A-29-A, Minimum Plumbing Fixtures, Footnote 3 is amended to read:

“<sup>3</sup> When the design occupant load is less than **25** persons, a facility usable by either sex may be approved by the building official.”

Appendix, Chapter 31, Division II, Membrane Structures, is amended to read:

"3111.2 Scope. The provisions of this chapter shall apply to all membrane structures used for the gathering together of fifty (50) or more persons and enclosed at least fifty (50) percent along its perimeter."

Appendix, Section 3111.3, Membrane Structures, is amended by adding the following definition:

“**TEMPORARY TENT** is a tent erected for a period of less than 180 days.”

Appendix, Section 3115, Engineering Design, is amended to read:

“Section 3115 - Engineering Design

"All membrane structures shall be structurally designed in accordance with the structural criteria of this code and developed by an engineer or architect licensed by the state to practice as such."

Appendix, Section 3116, Temporary Tents, is added to read:

"Section 3116 - Temporary Tents

"A temporary tent is not required to be structurally designed in accordance with this code under any of the following conditions:

- "1. Tents with a floor area of less than 3,000 square feet (279 m<sup>2</sup>)
- "2. A city structural waiver form filed and signed jointly by an engineer and the owner or owner's authorized agent. The engineer shall certify that he or she has reviewed the manufactured tent design for structural integrity and have found it to be acceptable for the intended use. The owner or authorized agent shall agree to provide the engineer with information on the tent manufacturer's tent design, including drawings, specifications and/or calculations, design variations, alternate materials and/or changes in placement design.

"The owner or owner's authorized agent shall sign a city indemnity/ statement of responsibility agreement before issuance of permit and installation of tent. The owner or agent shall ensure that the tent is installed and utilized in accordance with its design and intended use. The city shall not be responsible for improperly installed tents."

Appendix, Chapter 31, Division III, Patio Covers, Section 3119, Footings, is amended to read:

"A patio cover may be supported on a concrete slab on grade without footings, provided the slab is not less than 3-1/2 inches (89 mm) thick and further provided that the columns do not support live and dead loads in excess of 750 pounds (3.34 kN) per column.

"Footings supporting loads in excess of 750 pounds (3.34 kN) per column shall be a minimum of 24 inches (610 mm) x 24 inches (610 mm) with a minimum depth of 18 inches (457 mm) below undisturbed soil or as determined by a foundation investigation."

Appendix Chapter 33, Excavation and Grading, Section 3306.1, Permits, is amended by adding the following sentence:

"A permit is also required when clearing or grubbing plant materials specified in the Native Tree Preservation or Environmentally Sensitive Lands regulations of the city zoning ordinance."

Appendix, Section 3308, Definitions, is amended by adding the following definition:

"Undisturbed soil is earth which has not been disturbed by the actions of a person or mechanical means. Existing and/or finish grade is not synonymous with undisturbed soil."

Appendix, Section 3315.1, Drainage and Terracing, is amended to read:

"3315.1 Disposal. All drainage facilities shall be designed to carry water to the nearest practicable drainage way and shall serve as a safe place to deposit such waters. The top of the footing stem or finished floor, if a concrete slab, shall be designed to be above the elevation based on a one-

hundred year storm. The design shall be in accordance with the provisions of the applicable city grading and drainage ordinances."

Appendix, Chapter 34, Division I - Life Safety Requirements for Existing Buildings other than High-Rise Buildings, and Division II - Life Safety Requirements for Existing High-Rise Buildings, is repealed.